

050.0 0005 0001.C 1 of 1 Residential ARLINGTON APPRAISED: 627,200 / 627,200 USE VALUE: 627,200 / 627,200 ASSESSED: 627,200 / 627,200

Map Block Lot

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		COURT ST, ARLINGTON

OWNERSHIP

Owner 1: AUERSWALD PHILIP/KATHERINE B

Owner 2:

Owner 3:

Street 1: 4512 WINDOM PLACE NW

Street 2:

Twn/City: WASHINGTON

St/Prov: DC Cntry: Own Occ: N

Postal: 20016 Type:

PREVIOUS OWNER

Owner 1: WONSEK EDWARD S -

Owner 2: COO MELANIE B -

Street 1: 23-25 COURT STREET #23

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1875, having primarily Wood Shingle Exterior and 1224 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7095																

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 102 Condo Prime NB Desc: CONDO Total: Spl Credit Total:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	627,200			627,200
Total Card	0.000	627,200			627,200
Total Parcel	0.000	627,200			627,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	512.42	/Parcel:	512.4

Legal Description

User Acct

196045

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

07/19/18

Parcel ID

050.0-0005-0001.C

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	618,100	0	.		618,100	618,100	Year End Roll	12/18/2019
2019	102	FV	617,100	0	.		617,100	617,100	Year End Roll	1/3/2019
2018	102	FV	547,100	0	.		547,100	547,100	Year End Roll	12/20/2017
2017	102	FV	499,700	0	.		499,700	499,700	Year End Roll	1/3/2017
2016	102	FV	499,700	0	.		499,700	499,700	Year End	1/4/2016
2015	102	FV	455,100	0	.		455,100	455,100	Year End Roll	12/11/2014
2014	102	FV	434,900	0	.		434,900	434,900	Year End Roll	12/16/2013
2013	102	FV	434,900	0	.		434,900	434,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WONSEK EDWARD S	35813-231		7/1/2002		425,000	No	No		
FAN XIONG BAI E	30948-368		12/10/1999		225,000	No	No		
BARRETT EDWARD	24134-130		1/5/1994		117,000	No	No	Y	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 196045

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PRINT

Date Time

12/10/20 19:16:23

LAST REV

Date Time

07/19/18 09:12:20

danam

4219

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Type:	99 - Condo Conv		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	D - AVGD		

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

	CONDO CONVERSION 1994,Building Number 1.
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GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1875	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	59.000000000
Name:	137 - 7095

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM: 6				BR: 3			Baths: 1		HB 1	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.09988999
Adj \$ / SQ:	438.031
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	657458
Depreciation:	30243
Depreciated Total:	627215

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,224	438.030	536,150	
Net Sketched Area:		1,224	Total:	536,150	
Size Ad	1224	Gross Are	1224	FinArea	1224

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

